| 108.0 | 0002 | 0036.B | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 801,000 / 801,000 |
| | | | | | USE VALUE: 801,000 / 801,000 |
| | | | | | ASSESSED: 801,000 / 801,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 71 | | TOMAHAWK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BARRETT PATRICK T |
| Owner 2: | BARRETT CORINNE M |
| Owner 3: | |
| Street 1: | 71 TOMAHAWK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 8,977 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8977.000 | 318,500 | | 482,500 | 801,000 |
| Total Card | 0.206 | 318,500 | | 482,500 | 801,000 |
| Total Parcel | 0.206 | 318,500 | | 482,500 | 801,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.61 | /Parcel: 323.6

**Legal Description**

**User Acct** 69213

**GIS Ref**

**GIS Ref**

**Insp Date** 08/21/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0036.B

!8500!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 318,500 | 0 | 8,977. | 482,500 | 801,000 | 801,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 261,800 | 0 | 8,977. | 482,500 | 744,300 | 744,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 261,800 | 0 | 8,977. | 413,600 | 675,400 | 675,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 261,800 | 0 | 8,977. | 386,000 | 647,800 | 647,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 261,800 | 0 | 8,977. | 330,900 | 592,700 | 592,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 238,400 | 0 | 8,977. | 296,400 | 534,800 | 534,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 238,400 | 0 | 8,977. | 274,300 | 512,700 | 512,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 238,400 | 0 | 8,977. | 261,600 | 500,000 | 500,000 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 23:04:22 |

**LAST REV**

| Date | Time |
|---|---|
| 08/29/18 | 11:58:05 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8500

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DIGIORGIO DANTE | 27829-581 | | 10/31/1997 | | 285,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 69213 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/22/2008 | 1339 | Manual | 3,900 | C | | | | install wood inser |
| 6/2/2006 | 427 | Redo Kit | 12,000 | C | | G8 | GR FY08 | |
| 11/4/1997 | 664 | Manual | 2,500 | C | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/21/2018 | MEAS&NOTICE | CC | Chris C |
| 4/11/2009 | Meas/Inspect | 345 | PATRIOT |
| 4/25/2001 | Inspected | PM | Peter M |
| 5/11/2000 | Inspected | 276 | PATRIOT |
| 11/29/1999 | Mailer Sent | | |
| 10/27/1999 | Measured | 256 | PATRIOT |
| 8/12/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8977 | | Sq. Ft. | Site | | 0 | 70. | 0.77 | 4 | | | | | | | | | 482,516 | | | | | | 482,500 | |

Total AC/HA: 0.20608 | Total SF/SM: 8977 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,516 | Spl Credit | Total: 482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 15 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.31964278 |
| Const Adj.: | 1.00500000 |
| Adj $ / SQ: | 125.993 |
| Other Features: | 113500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 461630 |
| Depreciation: | 143105 |
| Depreciated Total: | 318525 |

## COMMENTS

SCUTTLE BSMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

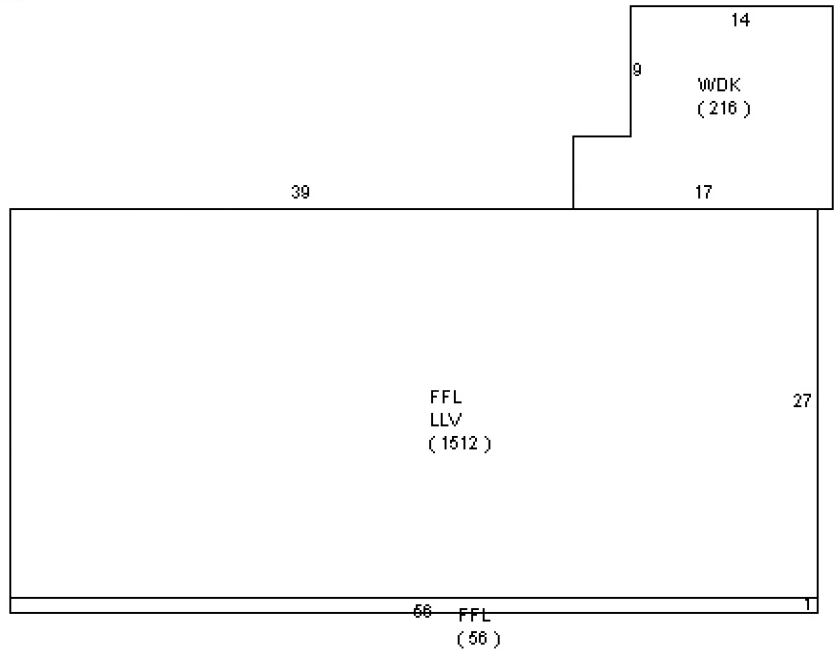
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 138.59 |
| Special Features: | 0 | Val/Su Net: | 96.63 |
| Final Total: | 318500 | Val/Su SzAd | 203.13 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,568 | 125.990 | 197,557 |
| LLV | Lower Level | 1,512 | 70.300 | 106,300 |
| WDK | Deck | 216 | 10.680 | 2,307 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,296 | | | Total: | 306,164 |
| Size Ad | 1568 | Gross Are | 3296 | FinArea | 2475 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 60 | F | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 108.0-0002-0036.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X12 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|